

NOTICE OF SALE

NOTICE OF SALE CIVIL ACTION NO. 2013-CP-02-00334 BY VIRTUE of the decree heretofore granted in the case of: Wells Fargo Bank, N.A. vs. Rhonda Kimm Pruitt; South Carolina Department of Revenue, et al., the undersigned Master in Equity for Aiken County, South Carolina, will sell on October 7, 2013 at 11:00AM, at the Aiken County Courthouse, City of Aiken, State of South Carolina, to the highest bidder:


ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND, WITH THE IMPROVEMENTS THEREON, SITUATE, LYING AND BEING IN THE CITY OF NORTH AUGUSTA, COUNTY OF AIKEN, STATE OF SOUTH CAROLINA, BEING SHOWN AND DESIGNATED AS UNIT TWENTY-TWO (22), WOODVALE TOWNHOMES, UPON A PLAT PREPARED BY TONY L. CARR, SR. & ASSOCIATES DATED JUNE 7, 1991, WHICH SAID PLAT IS RECORDED IN THE OFFICE OF THE RMC FOR AIKEN COUNTY, SOUTH CAROLINA IN MISC. BOOK 766 AT PAGE 148. REFERENCE IS HEREBY MADE TO SAID PLAT FOR A MORE COMPLETE AND ACCURATE DESCRIPTION AS TO THE METES, BOUNDS AND EXACT LOCATION OF THE WITHIN CONVEYED PROPERTY.

THIS IS THE PROPERTY CONVEYED TO RHONDA KIMM PRUITT BY DEED OF DAMON REYNOLDS AND ANGIE REYNOLDS DATED DECEMBER 7, 2010 AND RECORDED DECEMBER 14, 2010 IN DEED BOOK 4338 AT PAGE 437 IN THE OFFICE OF THE REGISTER OF DEEDS FOR AIKEN COUNTY, STATE OF SOUTH CAROLINA.

CURRENT ADDRESS OF PROPERTY: 110 Willow Run, North Augusta, SC 29841
TMS: 007-07-11-042

TERMS OF SALE: The successful bidder, other than the Plaintiff, will deposit with the Master in Equity, at conclusion of the bidding, five percent (5%) of his bid, in cash or equivalent, as evidence of good faith, same to be applied to the purchase price in case of compliance, but to be forfeited and applied first to costs and then to the Plaintiff's debt in the case of non-compliance. Should the last and highest bidder fail to comply with the other terms of the bid within twenty (20) days, then the Master in Equity may re-sell the property on the same terms and conditions on some subsequent Sales Day (at the risk of the said highest bidder). No personal or deficiency judgment being demanded, the bidding shall not remain open after the date of sale and shall be final on that date, and compliance with the bid may be made immediately. Purchaser to pay for documentary stamps on the Deed. The successful bidder will be required to pay interest on the amount of the balance of the bid from date of sale to date of compliance with the bid at the rate of 4.5% per annum. The sale shall be subject to taxes and assessments, existing easements and restrictions, easements and restrictions of record and any other senior encumbrances.

In the event an agent of Plaintiff does not appear at the time of sale, the within property shall be withdrawn from sale and sold at the next available sales date upon the terms and conditions as set forth in the Judgment of Foreclosure and Sale or such terms as may be set forth in a supplemental order.



The Honorable M. Anderson Griffith
Master in Equity for Aiken County

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